

1377



उत्तर प्रदेश UTTAR PRADESH

130800



P. Suresh



S. Suresh

COM

1 OFFICE NAME : SUB REGISTRAR, ZONI AL KANPUR

Suganya

Suganya R. Suresh

कोषागार काठपुर नगर

जमावत - स्टाम्प

कम संख्या 120 स्तम्भ का प्रकार 25,120 + 20,000 + 1,000
 मूल्य रु० 15,47,000 शामिल रखने रु० 1
 नाम 15,47,000
 पिता/पति का नाम 15,47,000
 पता 17/11-1/251 Model Tower
 20.3.06 स्तम्भार Pahu Naga Kanpur

15/4/06

15,46,5300L
 15,46,7000L

15,46,5300L - 15,46,7000L = 16,170

15,46,5300L - 15,46,7000L = 16,170

30/3/06 11 12

Signature

30/3/06

कम संख्या 120 स्तम्भ का प्रकार 25,120 + 20,000 + 1,000
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15,46,5300L - 15,46,7000L = 16,170

30/3/06

Signature

30/3/06

30/3/06

CC
 15,46,5300L

15,46,5300L

30/3/06



उत्तर प्रदेश **UTTAR PRADESH**

Date of Presentation: 30-03-2006

150801

3. Date of Execution:

30-03-2006

4. Nature of Document

:SALE DEED

5. Sale Consideration

:Rs. 1,54,65,300/-

6. Market Value

:Rs. 1,54,67,000/-

Signature

Signature *Rip Dind*



उत्तर प्रदेश UTTAR PRADESH

150802

(3)

7. Name of the Vendors : 1. Sushil Goenka, adult, S/o Shri
Prakash Chandra Goenka, R/o
3/20, Vishnupuri, Kanpur

Sushil Goenka

R.P. Divedia



उत्तर प्रदेश UTTAR PRADESH

150803

(4)

2. Prakash Chandra Goenka, S/o
Late Kishan Lal Goenka, R/o
Flat No. 805, Premises
No. 2-A/244-A,
"Shantivan Apartment",
Azad Nagar,
Kanpur Nagar.

Prakash Chandra Goenka

R.P. Goenka



उत्तर प्रदेश UTTAR PRADESH

150801

(5)

3. Smt. Shanti Sharma, adult, w/o
Late Mahendra Kumar Sharma, R/o
Mahav Bharti, I.I. School, Mansuri.

Subscribed & Signed

Ref. No. 150801



उत्तर प्रदेश UTTAR PRADESH

150803

(6)

4. Smt. Manjari Bakshi, adult, W/o
Sri Shiv Dutt Bakshi, C-293,
Defence Colony, New Delhi.

Fugentia Legnereka.

R.P. Durrant



उत्तर प्रदेश UTTAR PRADESH

150806

(7)



Smt. Shalini Kohli, adult, W/o
Sri Prem Kohli, R/o 40, Fox Glob
Court, Union Ville L-3-R-3-Y-3,
Canada.

Lugenia lugenia R.P. Durrant



उत्तर प्रदेश UTTAR PRADESH

150807

6. Smt. Kanika Shukla, adult W/o
Sri H. Shukla, 453, Gold Ford Drive,
Balvin M.O. 63021 U.S.A.

frequentia legonika. R.P. Shukla



उत्तर प्रदेश UTTAR PRADESH

150808

(9)

8. Presentor for vendor: Sushil Goenka, adult son of Shri P.C.
 Nos.3, 4, 5 & 6 Goenka, resident of 3/20, Vishnupuri,
 Kanpur being Attorney Holder for Vendor
 Nos.3,4,5, & 6

Sushil Goenka *Sushil Goenka* *R.P. Kanpur*



उत्तर प्रदेश UTTAR PRADESH

150809

5/10)

9. Name of the Vendee: UNITED TRADE. NET PVT. LTD.,
having its registered Office at 117/H-1/251
Model Town, Pandu Nagar, Kanpur,

Suganya Suganya

Rep. Director



उत्तर प्रदेश UTTAR PRADESH

150810

through its Authorised Signatory Mr. R.P.

Dwivedi, aduli s/o Shri R.S. Dwivedi, r/o 317,

K. yanpur, Kanpur.

Signature *Signature* R.P. Dwivedi



उत्तर प्रदेश UTTAR PRADESH

150811

(12)

Details of property :

1. Place : Old Kanpur. (Vishnupuri) Kanpur.
2. Municipal Number: House No.4/285-A, which is constructed part of araji situated at Old Kanpur, Kanpur.

Sugendra Singh *Deputy Cashier* . R.P. Singh



उत्तर प्रदेश UTTAR PRADESH

150812

(13)

3. Total area of land sold: 3217.16 Sqr.Yds. - 2689.73 Sq.Mtrs.

4. Total covered: 339.81 Sq.Mtrs.

area of land

Supervisor *Inspector* *R.P. Durrani*



उत्तर प्रदेश UTTAR PRADESH

150813

(14)

5. Number of storyes: Ground floor only.

6. Nature of construction: R.B.C.

7. Age of building: More than 55 years old.

Signature Inspector R.P. Gaurav



उत्तर प्रदेश UTTAR PRADESH

150811

(15)

8. Nature of use: Residential.

9. Details of Road/Park: There is no park around the said property.
There is one side Road of 60 ft. wide.

Inspected by: Inspector. R.P. Durbal.



उत्तर प्रदेश UTTAR PRADESH

150815

(16)

10. Boundaries of the: NORTH Property of R.K. Mission
 property hereby : and premises No.4/287, owned by Dr.
 Sold : Naveen Chandra.

[Signature]

R.P. Meena



उत्तर प्रदेश UTTAR PRADESH

150816

(17)

SOUTH: Property of Petor Prasad. His
Bungalow known as "Shangrila" & B.I.C.
Bungalow.

EAST: Chandra Lok Building
Apartments.

for signature *for signature* *R.P. Durrani*



उत्तर प्रदेश UTTAR PRADESH

150817

(16)

WEST: 60 ft. wide road.

DETAILS OF PROPERTY

1. Fixed land rate

Rs. 5500/- per Sq. Mi.

Agrements Agrements. R. P. L. L. L.



उत्तर प्रदेश UTTAR PRADESH

150518

2. Fixed construction rate: Rs. 400/- per Sq. Mt.

3. Value of land Rs. 1,47,93,515/-

Suganya *Ingraham* *R.P. India*



उत्तर प्रदेश UTTAR PRADESH

150819

(200)

4. Scrap Value of construction: Rs.6,71,772/-

5. Total Value Rs.1,54,65,287/-

Signature Registered. R.P. Dutt



उत्तर प्रदेश UTTAR PRADESH

150820

(21)

6. Stamp payable : Rs.15,46,600/-

7. Stamp paid : Rs.15,47,000/-

Suganya Suganya R.P. Laxmi



उत्तर प्रदेश UTTAR PRADESH

150821

022

THIS SALE DEED IS MADE AND EXECUTED ON 30/3/06 AT

KANPUR NAGAR

BETWEEN

1. Sushil Goenka, adult, S/o Shri
Prakash Chandra Goenka, R/o

Sushil Goenka *Prakash Chandra Goenka*

R.P. Goenka



उत्तर प्रदेश UTTAR PRADESH

150822

(23)

3/20, Vishnupuri, Kanpur

2. Prakash Chandra Goenka, S/o
Late Kishan Lal Goenka, R/o
Flat No. 803, Premises No. 2-A/244-A,
Shantivan Apartment, Azad Nagar,
Kanpur Nagar,

Prakash Chandra Goenka

R. P. Goenka



उत्तर प्रदेश UTTAR PRADESH

150823

(24)

3. Smt. Shanti Sharma, adult, w/o
Late Mahendra Kumar Sharma, R/o
Mahav Bharti, I.I. School, Mansuri.

Signature *Signature* *R. P. Sharma*



उत्तर प्रदेश UTTAR PRADESH

150821

4. Smt. Manjari Bakshi, adult, W/o
Sri Shiv Dutt Bakshi, C-293,
Defence Colony, New Delhi.

Jugruba Jugruba RIP Dutt



उत्तर प्रदेश UTTAR PRADESH

150825

(250)

5. Smt. Shalini Kohli, adult, W/o
Sri Prem Kohli, R/o 40, Fox Glob
Court, Union Ville L-3-R-3-Y-3,
Canada.

Suganya Suganya. R. L. L. L. L.



उत्तर प्रदेश UTTAR PRADESH

150826

(27)

6. Smt. Kanika Shukla, adult W/o

Sri H. Shukla; 453, Gold Ford Drive, Balvin M.O. 63021 U.S.A.

Signature *Signature* *R.P. Shukla*



उत्तर प्रदेश UTTAR PRADESH

150827

(28)

Hereinafter for the sake of brevity collectively referred to as the 'VENDORS' (which expression shall mean and include unless repugnant to the context, their heirs, successors, legal representatives, executors, and assigns etc.) OF THE ONE PART.

AND

Signature *Signature* *Signature*



उत्तर प्रदेश UTTAR PRADESH

150828 (

(27)

UNITED TRADE NET PVT. LTD. a Company, incorporated under the Companies Act, 1956, having its registered office at 117/H-1/251 Model Town, Pandu Nagar, Kanpur Nagar, through Authorised signatory Mr. R.P. Dwivedi (duly authorized vide Board of Director's resolution dated 24 March, 2006 (hereinafter for the sake of brevity referred to as the 'VENDEE') (which expression shall mean and include unless repugnant to the context, its successors, successors-in-interest, executors, and assigns etc.) of the OTHER PART.

WHEREAS the vendors are absolute owners in possession of their respective share in Premises No. 4/285-A, Old Kanpur (Vishnupuri), Kanpur Nagar admeasuring total land area of 2689.73 Sqr.Mtrs.

Signature *Signature* *R.P. Dwivedi*



उत्तर प्रदेश UTTAR PRADESH

130829

(30)

AND WHEREAS the vendor Nos. 1 & 2 purchased aforesaid land excluding 57.91 Sqr.Mtrs. which belongs to vendor Nos.3 to 6 alongwith constructions standing thereon from its erstwhile owners vide eight different sale deeds as per details given below:-

Date of Execution Book No. Khand Serial No.

13.9.2002

1

2249

2694 13.9.2002

Signature

Signature

R.P. Chadar



उत्तर प्रदेश UTTAR PRADESH

1508.30

23.9.2002	1	2252	2744	23.9.2002
29.3.2003	1	2413	1423	29.3.2003
26.4.2003	1	2450	2018	26.4.2003
26.4.2003	1	2449	2017	26.4.2003
29.12.2005	1	3164	4212	29.12.2005
29.12.2005	1	3164	4211	29.12.2005

Sugaula Sugaula

R.P. Singh



उत्तर प्रदेश UTTAR PRADESH

130831

29.12.2005

1

3164

4210 29.12.2005

AND WHEREAS, the brief recital of the present instrument is that one Shri Har Narain Sharma acquired various azaies situated at Old Kanpur, sometime in the year 1946. The said Sri Har Narain Sharma further raised construction over the said land.

AND WHEREAS the said Sri Har Narain Sharma had six sons, namely, Sri P.N. Sharma, Sri L.N. Sharma, Sri J.N. Sharma, Sri K.N. Sharma,

Signature

R. P. Patel



उत्तर प्रदेश UTTAR PRADESH

150832

(33)

Sri R.N. Sharma and Sri Mahendra Kumar Sharma. The said sons also contributed funds in the construction of the building.

AND WHEREAS for the proper maintenance of the property as well as to maintain peace and harmony amongst the aforesaid successors of Har Narain Sharma, the entire property was partitioned by way of a family settlement. The said partition was further confirmed vide judgment and decree dated 30.07.1962 passed in Suit No.665 of 1962. In this manner according to the scheme of the partition duly approved by the aforesaid judgment and decree, the whole property was distributed amongst the aforesaid six successors of Sri Har Narain Sharma.

Supra *Supra*

R.N. Sharma



उत्तर प्रदेश UTTAR PRADESH

150833

(24)

AND WHEREAS by the passage of time the property was further devolved upon the respective legal heirs of the aforesaid six sons. The vendor Nos. 3 to 6 herein are the legal heirs of one of the sons Late Mahendra Kumar Sharma. The vendor Nos 1 & 2 have acquired the demised property vide various sale deeds as mentioned herein above duly executed by legal heirs of other sons of Sri Har Narain Sharma. Consequently, the entire property is now absolutely owned by the vendors herein.

Subscribed *Attested* *R.P. Singh*



उत्तर प्रदेश UTTAR PRADESH

150831

(35)

AND WHEREAS the vendors are the absolute owner in possession of aforesaid Premises No.4/285-A, Old Kanpur, Vishnupuri, Kanpur which is free from all encumbrances, charges, lien, claims, demands and/or lispendens. There being no other co-owner or co-sharer in the said premises and there being no litigation regarding title of the Vendors, pending in any court of Law and the Vendors have not been restrained by any order of any court or Authority from transferring and/or selling the said house. The said house has not been acquired by the Government or Semi Government or local bodies under any scheme, nor any such notice has ever been served upon the vendors. The Vendors have absolute power and/ownership right, to sell and transfer the aforesaid house/property.

Suganya Suganya *11.12.1961*



उत्तर प्रदेश UTTAR PRADESH

150835

(36)

AND WHEREAS the vendor No.2 decided earlier to purchase the entire share of the vendor Nos. 3 to 6 which was acquired by them from Mahendra Kumar Sharma. The entire share of the vendor Nos.3 to 6 was purchased by the vendor No.2 vide sale deed 29.12.2005. The sale consideration was paid to the vendor Nos.3 to 6 for their entire respective share but due to inadvertence the area conveyed by sale deed 29.12.2005 was 311.72 Sqr.Mtrs. leaving an area of 57.91 Sq.Mtrs., though the sale consideration was paid including for left over area 57.91 Sq.Mtrs.

Signature *Signature* *R.P. Dhillon*



उत्तर प्रदेश UTTAR PRADESH

150836

(37)

AND WHEREAS in this manner, considering the sale consideration paid, the vendor No.2 is also owner of left over area 57.91 Sq.Mtrs which is being sold to the vendee. However, for execution of the sale deed, the vendor Nos. 3 to 6 are joining in the present deed. The vendor No.2 further confirms the transfer of an area of 57.91 Sqr.Mtrs in favour of the vendees.

Agreement *Agreement* *R.P. K...*



उत्तर प्रदेश UTTAR PRADESH

150837

(38)

AND WHEREAS the vendors are in need of funds and the vendors do not want to retain the said house any more, therefore after due consultation from here kith and kin made negotiations among the persons, and on his representatives that the said house is free from all encumbrances and charges the Vendee agreed to purchase the aforesaid property at or for a sale consideration of Rs. 1,54,65,300/- the said offer of the Vendee quite reasonable, considering the market and the same is accepted by the Vendors,

Signature *Signature* *Signature*



उत्तर प्रदेश UTTAR PRADESH

150838

(39)

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :

1. THAT in pursuance of the agreement and in total consideration of Rs. 1,54,65,300/- paid by the Vendee to the Vendors as per details given at the foot of this Sale Deed, the receipt of which the Vendors hereby acknowledge and confirm, before Sub-Registrar, Kanpur, the Vendors as absolute owner in possession of his senses hereby sell, convey and assign their aforesaid house No.4/285-A, Old Kanpur (Vishnupuri), Kanpur Nagar to the

Supreme Regencies

R. P. Sharma



उत्तर प्रदेश UTTAR PRADESH

130839

(401)

vendee,admeasuring 2689.73 Sq.Mtrs. land alongwith entire construction standing thereon, fully detailed and bounded at the top of this Sale Deed and more fully delineated and shown in the map annexed herewith together with entire ways, drains, water

courses, lights, liberties, privileges etc. in the premises belonging or in any wise appertaining to or usually held or enjoy therewith or reported to belong to the premises hereby demised and all the estate, rights, title and interest whatsoever of the Vendors in the said premises and free from all charges, and encumbrances TO HOLD the

Signature Signature - R.P. Anand



उत्तर प्रदेश UTTAR PRADESH

150810

(41)

same UNTO and to the use of the Vendees forever and as absolute owner thereof without let or hindrance.

2. That the Vendors have handed-over the vacant and peaceful possession of the entire house unto the Vendee, now the Vendee is sole and absolute owner of the aforesaid property and the Vendee has absolute right to make any addition, alteration or new construction thereon and to sell mortgage and assign the same and

Signature *Signature* *RIP. Signature*



उत्तर प्रदेश UTTAR PRADESH

150841

(62)

to use and utilize the same as per their chattel. There would be no restrictions/impediment in any manner whatsoever.

3. That the Vendee, being the owner of the property has the right to get their name mutated over the aforesaid property as an absolute

Signature *Signature* R.P. Kumar



उत्तर प्रदेश UTTAR PRADESH

150812

(42)

owner thereof, for which the consent of the Vendors shall be deemed sufficient by these presents.

Agnesha Agnesha. R. P. K. K. K.



उत्तर प्रदेश UTTAR PRADESH

150813

(44)

4. That the Vendors and all persons claiming through them at the request and costs of the Vendees to and execute all such acts and deeds as may be required for more effectively to transfer and secured the same hereby sold to the Vendee.

For Vendor *For Vendees* *N. P. Bhatnagar*



उत्तर प्रदेश UTTAR PRADESH

150511

(45)

5. That the Vendors have full and absolute power to sell the aforesaid premises, hereby conveyed and demised and are lawfully and absolutely seized and possessed and fully entitled to the property described herein and to every part hereof.

Angomba Laxika. R.P. Khurich



उत्तर प्रदेश UTTAR PRADESH

150815

(46)

6. That the property hereby demised and conveyed is free from every and all encumbrances and charges of any kind and that there is no impediment legal or otherwise to the sale and conveyance of the property hereby conveyed and it is free from lispendens.

7. That the Vendors have paid and cleared all the dues of Kanpur Development Authority, Nagar Nigam, Jal Sansthan, KESCO etc.

Signature *Signature* R. P. Dwivedi



उत्तर प्रदेश UTTAR PRADESH

130816

(47)

the Vendees shall not be responsible for any dues prior to the date of these presents. And henceforth the liability of taxes shall be upon the Vendees alone.

8. That the Vendors hereby covenant with the Vendees that no material fact is concealed and in case any deposition made above is found untrue or in case due to any defect in the title of the Vendors the aforesaid property or its part is left from the hands of

to the Vendees then the Vendees shall have right to recover full damages with full costs from the Vendors and the Vendors shall be

Sugrath Sugrath R. P. L. L. L.



उत्तर प्रदेश UTTAR PRADESH

150847

480

bound to reimburse and indemnify the Vendees with all such damages.

9. That the Vendors have handedover the original papers of the property viz. sale deed mutation receipt map etc. to the Vendees.

Signature *Signature* R. P. Banerjee



उत्तर प्रदेश UTTAR PRADESH

150818

(49)

10. That the entire expenses of this Sale Deed like stamp duty, registration, counsel fee etc. are being borne by the Vendees alone.

Signature Signature Ref. No. 11.



उत्तर प्रदेश UTTAR PRADESH

150849

(50)

SCHEDULE OF PAYMENT :

- (1) Rs.1,19,49,200/- paid vide Cheque No.618610 dated 30.03.2006 to Sushil Goenka payable on State Bank of India, - Coop.Ind. Estate, Kanpur.
- (2) Rs.35,16,100/- paid vide Cheque No.618612 dated 30.03.2006 to Prakash Chandra Goenka payable on State Bank of India, Coop.Ind. Estate, Kanpur

Suganya Kanchan R.P. Kanungo



उत्तर प्रदेश UTTAR PRADESH

150850

(51)

RIGHT/LEFT HAND FINGERS & THUMB IMPRESSION OF
VENDORS NAMELY SUSHIL GOENKA SELF AND ON BEHALF
OF VENDER NUMBERS 3, 4, 5 AND 6 AS THEIR POWER OF
ATTORNEY HOLDER.

RIGHT HAND

1. Thumb



2. Index Finger



Sushil Goenka

Sushil Goenka

R.P. Goenka



उत्तर प्रदेश UTTAR PRADESH

130851

(52)

3. Middle Finger



4. Ring Finger



5. Little Finger



Fugueva legenda R.P. General



उत्तर प्रदेश UTTAR PRADESH

150832

(53)

LEFT HAND

1. Thumb



2. Index Finger



3. Middle Finger



Signature

R.P. Sharma



उत्तर प्रदेश UTTAR PRADESH

150853

(54)

4. Ring Finger



5. Little Finger



Signature *Signature* R.P. Sinha



उत्तर प्रदेश UTTAR PRADESH

150851

(55)

RIGHT/LEFT HAND FINGERS & THUMB IMPRESSION OF
VENDOR NAMELY PRAKASH CHANDRA GOENKA

RIGHT HAND

1. Thumb



2. Index Finger



3. Middle Finger



Prakash Chandra Goenka Prakash Chandra Goenka R.P. Sharma



उत्तर प्रदेश UTTAR PRADESH

150855

567

4. Ring Finger



5. Little Finger



LEFT HAND

1. Thumb



Signature *Signature* R.P. Singh



उत्तर प्रदेश UTTAR PRADESH

150856

(57)

2. Index Finger



3. Middle Finger



4. Ring Finger



5. Little Finger



Signature *Signature* R.P. Singh



उत्तर प्रदेश UTTAR PRADESH

150837

(58)

RIGHT/LEFT HAND, FINGERS & THUMB IMPRESSION OF
VENDEE

RIGHT HAND

1. Thumb



Signature *Signature* R. B. Sharma



उत्तर प्रदेश UTTAR PRADESH

150858

1590

2. Index Finger



3. Middle Finger



4. Ring Finger



5. Little Finger



Signature *Signature* R. P. Sharma



उत्तर प्रदेश UTTAR PRADESH

150859

(60)

LEFT HAND

1. Thumb



2. Index Finger



Signature Signature L.P. Division



उत्तर प्रदेश UTTAR PRADESH

150860

(61)

3. Middle Finger



4. Ring Finger



Signature *Signature* R. P. Singh



उत्तर प्रदेश UTTAR PRADESH

052469

(62)

S. Little Finger



IN WITNESS WHEREOF the parties hereto have put and
subscribed their hands on this Sale Deed on the day, month and
year first above written.

Jugendra Jugendra. R. P. Dainod,



2849.8

(6-3)

WITNESSES:

C.C. Gaurav

- (1) Vinod Agarwal s/o Shri
Gopal Krishna s/o 48/187
Generalgany Kanpur

V. Pandey

- (2) N. K. Pandey s/o Late R. N.
Pandey s/o 37/9 U.H.M.
Campus Parade, Kanpur

VENDORS

Vendor No.1 for self
and on behalf of
Vendor Nos. 3, 4, 5
& 6 as their power of
attorney holder.

Sushil Goenka

(Sushil Goenka)

Sushil Goenka *Sushil Goenka* R.P. Sushil



2849:9

(64)

Prakash Chandra Goenka
(Prakash Chandra Goenka)

Vender No.2

R.P. Dwivedi
VENDEE

Drafted by me and typed in
my Office

Yatindra Shukla
(Yatindra Shukla)

Advocate

Civil Court, Kanpur.

Prakash Chandra Goenka *R.P. Dwivedi*

कोषागार कागजात नगर

जन्म-मरण

वर्ग 120 कागजात का नगर 25,000 + 20,000 + 1,000

कागजात का नगर 61

कागजात का नगर 15,47,000 =

कागजात का नगर 15,47,000 =

कागजात का नगर 15,47,000 =

कागजात का नगर 15,47,000 =

20.3.06

30/3/06

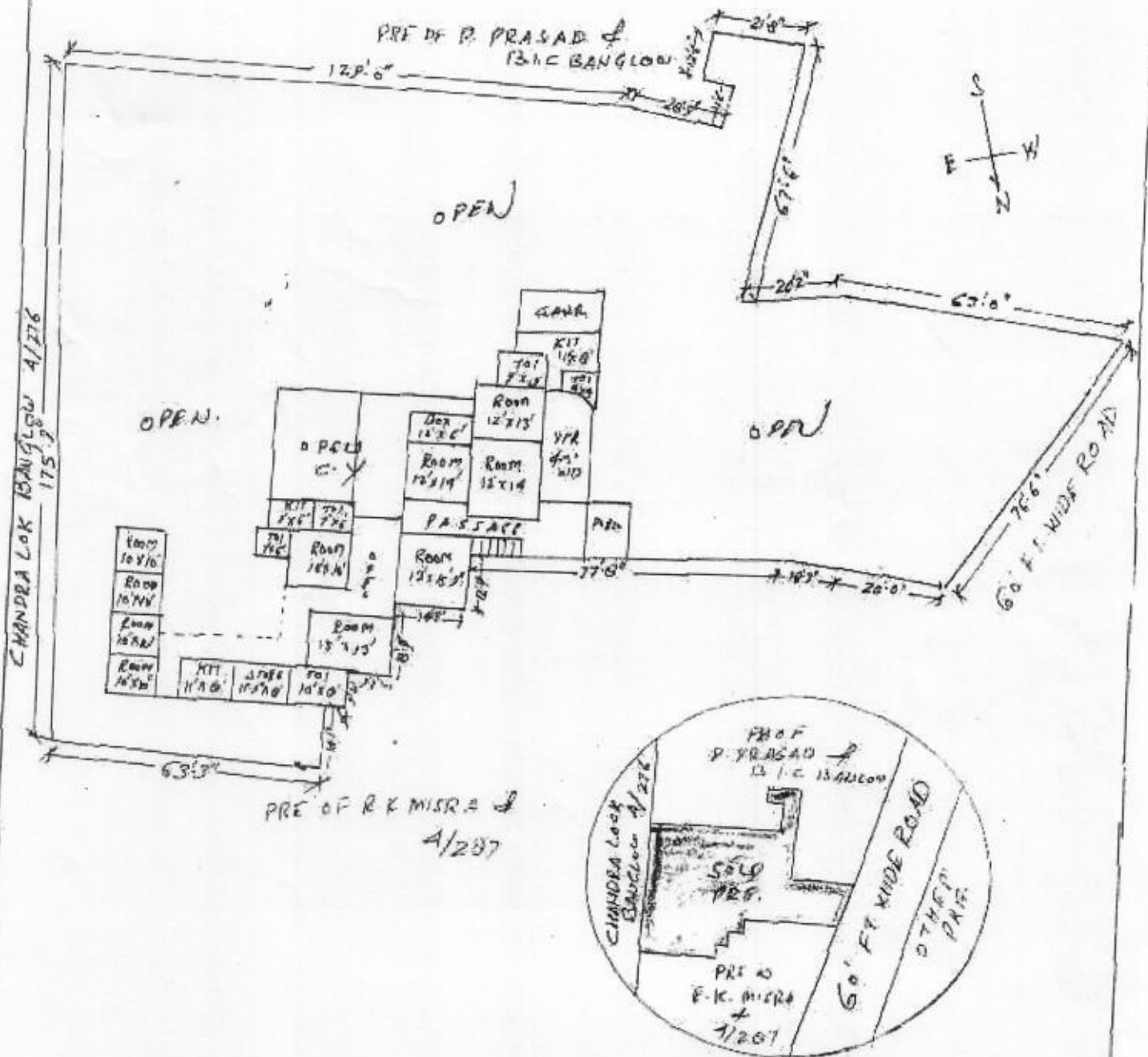
3250

1377

2.9/5.20

SITE PLAN OF PRE NO. 4/285 A (PART) OLD KANPUR
(WASHNUPURI) KANPUR NAGAR

TOTAL AREA - 2689.73 SQ. MIS.
COV. AREA - 559.81 SQ. MIS.



Suganya

Signature
SIG. OF SELLER

R.P. Dandia
SIG. OF PURCHASER